

City Directory

CITY HALL - MISSOURI CITY INFORMATION CENTER

General 281.403.8500

Permits and Inspections 281.403.8600

MISSOURI CITY POLICE

Non-Emergency 281.403.8700

Emergency 911

MISSOURI CITY FIRE & RESCUE SERVICE

Non-Emergency 281.403.4300

Emergency 911

Accident Offense Report	281 403-8700	Parks & Recreation General Info.	281 403-8500
Alarm Permits	281 403-8500	Parks & Recreation Facility Reservations	281 403-8637
Animal Control	281 403-8707	Planning Department	281 403-8600
City Attorney	281-403-8500	Police Department Non Emergency	281 403-8700
City Hall, 1522 Texas Parkway	281 403-8500	3849 Cartwright Rd.	
City Manager	281 403-8500	Public Works/Engineering	281-403-8500
City Secretary	281 403-8500	Public Works Service Request (Days)	281 403-8970
Code Enforcement Hotline	281 403-8560	Public Works Service Request (Nights)	281-403-8700
Commercial Inspection Hotline	281 403-8551	Purchasing	281 403-8500
Communications	281 403-8500	Quail Valley Golf Course	
Fire Department Non Emergency	281 403-4300	2880 La Quinta Drive	
3845 Cartwright Rd.		Tee Times	281-403-5910
Housing Permits/Inspections	281 403-8600	The Grille Restaurant Reservations	281-403-5921
Human Resources/OD	281 403-8500	Tax Office	281 261-2886
Mayor/City Council	281 403-8500	Traffic Signal Outage (Days)	281-403-8500
Municipal Court, 3845 Cartwright Rd.	281 403-8669	Traffic Signal Outage (Nights)	281-403-8700



1522 Texas Parkway
Missouri City, Texas 77489

www.missouricitytx.gov

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Show me missouri CITY

Fall

The official publication of Missouri City, Texas

2009



Dear Fellow Residents,

On behalf of all of City Council, it is with great pride and excitement that we welcome you to the new citizen newsletter: "Show Me Missouri City."

Citizens have told us that they want more information on their City. This newsletter, initially planned for twice a year, will replace the annual City calendar.

We adopted the "Show Me" slogan in late 2007 as we updated the City logo, which is at the top of this page. Research and history indicated that Missouri City always has been a place that creates opportunities for people seeking a brighter future and a great place to live. More than a century ago, our community was initially advertised as a "land of genial sunshine and eternal summer" – this same spirit was captured in the City logo.

We have a lot to be proud of: high standards of living, abundance and variety of strong retail and housing, superb schools and a diverse and accepting population.

The list continues with our latest achievements:

- *Money* magazine lists Missouri City as #56 on its 100 Best Places to Live in America.
- The Congressional Quarterly says we are America's 22nd safest city in our population range.
- The International Government Finance Association has recognized our fiscal responsibility for each of the past 21 years.

The newsletter will "show you" how your tax dollars are being invested, how Missouri City is an excellent place to raise a family and enjoy leisure time, and how we're partnering with businesses and residents to make your City one of the safest and most economically vibrant in the nation.

Not only will the newsletter show-off major City projects and accomplishments, it will also reflect on the challenges of the current economic times. City Council, City employees, you and your neighbors – we all work together to assure our City's strength, safety and success.

Best Regards,

Mayor Allen Owen

'We all work together to assure our City's strength, safety and success.'

missouri city	
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Missouri City Feels the Pinch

OPTIONS ASSURE QUALITY AND EFFECTIVE CITY SERVICES

For Fiscal Year 2010, City Council adopted a \$33.2 million budget that is two percent less than the prior year. Council continued its fiscally conservative strategy to keep the City's budget strong and stable during this time of economic fluctuation.

Missouri City received its Fort Bend Central Appraisal District valuation in September – more than two months after the budget was adopted. Overall, the City's total taxable value for both residential and commercial property was almost flat. To generate the same amount of revenue from existing property as last year, City Council is reviewing the adoption of a tax rate of 52.8 cents per \$100 property valuation. The current rate is 51.7 cents.

High Levels of Service Continue

"In this uncertain economy, Missouri City is faring much better than most other areas in the country," City Manager Frank Simpson said. "Still, difficult times are here and are real. We initially shaped the budget to accommodate these challenges, while also maintaining the high level of service that our residents have come to expect. The appraisal district's valuation was not what we anticipated, but we will be able to manage it."

Simpson said that affecting appraisal values were:

- Homeowners still cleaning up from Ike,
- The home mortgage crisis, and
- A valuation lag for some portions of our community such as Quail Valley, which was very positively affected by the City acquisition of the Quail Valley golf property.

The property tax on the average home value of \$166,371 in 2008 amounted to \$860.54. With a tax rate of 52.8 cents, the 2009 tax will be \$873.20 on the average home value of \$165,253.

Infrastructure and Amenities Options

The current budget also had proposed issuing \$7.1 million bonds for infrastructure and other City construction projects.

"We looked for the best plan of action and determined that with the economy driving lower construction costs, it is in our best interest to maximize our infrastructure improvements and community amenities. This is even more appealing with the current low interest rates. The rates could be higher when the economy fully recovers. These improvements also enhance existing property values," Simpson said.

Therefore, City Council will review the percentage components of the tax rate to maximize construction opportunities. Under consideration with a 52.8 cent tax rate would be 34.7 cents available for maintenance and operating expense and 18.1 cents for debt service and capital projects.

City Council

Allen Owen	Mayor
Jerry Wyatt	Mayor Pro Tem
Buddy Jimerson	At Large Position 1
Bobby Marshall	At Large Position 2
Cynthia Gary	District A
Robin Elackatt	District B
Brett Kolaja	District C
	District D

City Administration

Frank Simpson City Manager

*Show Me Missouri City is the official newsletter of the City of Missouri City.
Address questions and comments to
communications@missouricitytx.gov.*

The City is looking for ways to tighten its belt to absorb the \$750,000 reduction in revenue needed for maintenance and operations. Revenues stem from property and sales taxes, franchise fees and building permits. Among the options being considered are the continuation of the hiring freeze other than for the police and fire departments.

Simpson emphasized that city services will not be negatively impacted and that the City is maintaining a sound fund balance that will enable Missouri City to retain its AA credit rating.

At its October 5 meeting, City Council will review the updated budget information and options and is set to adopt the 2010 property tax rate. This information will be available on the homepage of the City Web site the day following the meeting.



Purchasing Flood Insurance ... Smart Move

We may have experienced a dry summer, but Missouri City residents are encouraged to catch this drift: purchasing flood insurance is a smart move.

"Thanks to proactive implementation of drainage projects over the years, Missouri City has been very successful in protecting residents from stream or channel flooding," said Assistant City Engineer Jing Chen. "Still, we know the intensity of heavy rain can occasionally cause poor drainage in local storm systems. Prop-

erty owners should strongly consider purchasing flood insurance, even for those properties located outside the 100-year-floodplain."

A 100-year-floodplain is an area of land that could be inundated by a flood having a one percent chance of occurring in any given year.

Residents can go to FEMA's National Flood Insurance Program web site at **www.floodsmart.gov** to assess the estimated flood risk for a particular property.

Information on the City's floodplain management program and additional resources can be found on the City web site homepage: **www.missouricitytx.gov**.

insurance policies. Eligibility for flood premium discounts would be for all Missouri City homeowners, not just those in floodplain areas. Timeline for potential lower rates is late 2010.

The City's application process includes organizing and documenting the City's current regulations and processes. Four areas of focus are public outreach, mapping information systems and regulations, flood preparedness and flood damage reduction. Homeowners will receive information on this program in their water bills.

Based on the City accruing points for implementation of certain program requirements, residents could realize a 5 to 10-percent discount on their flood insurance policies. The FEMA review and approval process can take from six to 12 months.

Did You Know?

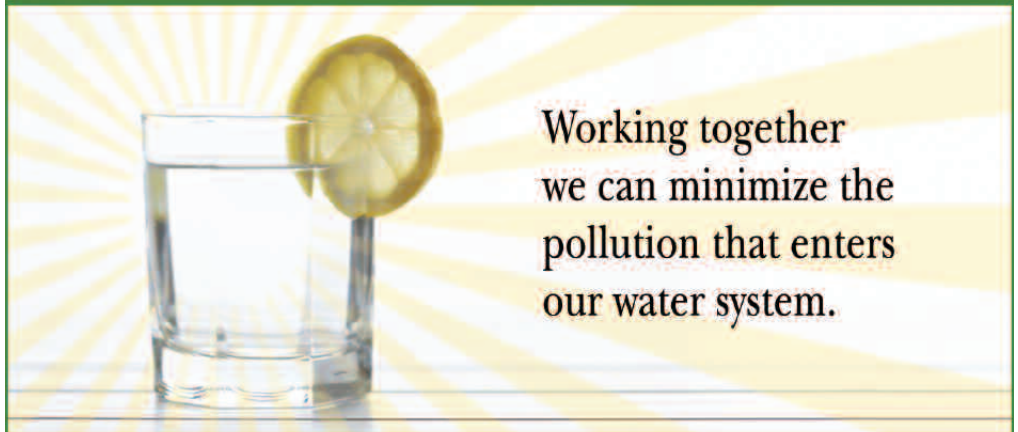
- Flooding does occur outside of the floodplain. One third of claims paid by FEMA were for properties outside of the flood plain.
- Most homeowner's insurances do not cover flood damage.
- It takes 30 days for a new flood insurance to take effect.
- An average home has a 26% chance of being damaged by flood during a 30-year mortgage, compared to a 9% chance by fire.
- Ensure lots are properly graded to drain away from the structures and its support equipment.
- Keep drainage swales along residential lots free of debris.
- Keep leaf and lawn clippings away from storm sewer inlets in the streets to avoid clogging and drainage back-up.

Source: www.floodsmart.gov

Reduced flood insurance rates expected in 2010

Missouri City has initiated steps to meet the FEMA criteria that would allow residents to get a discount on their flood

Show me clean water



Working together
we can minimize the
pollution that enters
our water system.

Keep pollutants away from storm drains.

Properly dispose of

- motor oil & household chemicals
- pet waste
- yard waste

A message from



For other tips, call 281.403.8500 or visit www.missouricitytx.gov

Highway Construction, Other Projects Hit the

Thanks to a long history of responsible fiscal stewardship, Missouri City is funding a number of Capital Improvements Program projects despite the tough economy. Here is a listing of where your dollars are at work:



ON THE ROADS:

\$2.6 million

Lake Olympia Bridge: Drivers who've been waiting to take Lake Olympia Boulevard over Oyster Creek can now cross that bridge when they come to it. Both the East- and West- bound lanes of the bridge are now open to traffic. The structure was damaged by past flooding and needed repairs. The project includes new lighting, a pedestrian walking area and new railings.

\$3 million (Missouri City pays \$640,000)

Intersection Improvements: Remaining funding will come from federal stimulus funds for three of these intersections. The transportation improvements are expected to begin this fall at four major intersections:

- Highway 6 at Glenn Lakes
- Highway 6 at Murphy Road
- Murphy Road at Cartwright Road
- Murphy Road at Lexington Boulevard

The improvements include traffic signal upgrades, additional turning lanes and pedestrian enhancements. The federal government will pay the remaining costs and the projects are in the final review stages at the Texas Department of Transportation.

\$3.78 million (Missouri City pays \$335,000)

Intelligent Transportation System

Project: Navigating the City's streets will also be easier with this new project. The remaining funding will come from federal stimulus funds. The project will go to construction in the spring 2010.

The system will include installation of a Wi-Fi system to allow remote communication with traffic signals, a traffic management center, the design of a Web page for real-time traffic information and improved pedestrian signals. The project will be implemented on major thoroughfares, including the gateway corridors of Texas Parkway, Cartwright Road, State Highway 6 and Murphy Road.

\$3.7 million

Turtle Creek Drive from Texas Parkway to Mission Valley/Roane Park Improvements:

The renovation began in April with the alignment of the roadway through Roane Park. The Mustang Bayou Bridge work is complete. During the current reconstruction of Turtle Creek Drive, the roadway is one-way from Texas Parkway to Mission Valley.

\$4.6 million (Missouri City pays \$1.2 million.)

State Highway 6 Medians:

Missouri City is partnering with TxDOT and Sugar Land to construct raised medians along the high-traffic road. A majority of the construction funding for the project will be provided through TxDOT's Transportation Improvement Program. The City and Sugar Land will pay for the de-

sign of the medians, which is currently under way.

\$4.2 million

Gessner/Cravens Road Reconstruction:

Presently in the design phase, this project will allow for the reconstruction and intersection improvements of South Gessner, from Beltway 8 to Cravens, and Cravens, from South Gessner to Highway 90A. Construction is expected to begin at the start of 2010.

DRAINAGE AND UTILITIES:

\$6.6 million

Steep Bank/Flat Bank Waste Water Treatment Plant Expansion:

This project will double the plant's capacity for treating wastewater from 1.5 million to 3 million gallons per day. The need for this expansion is driven by the growing population on the southwest side. Construction started in May and is expected to be finished in late 2010.



Construction continues on building the oxidation ditch plant expansion.

Road

\$1.2 million

Fieldcrest Subdivision: The ditch and culvert flow lines were reset, which redirected drainage to the Blue Ridge West Watershed. The project is now complete.

\$58 million (to be built in phases)

Surface Water Treatment Plant: As mandated by the Texas Commission on Environmental Quality and the Fort Bend Subsidence District, groundwater will be replaced by the treated river water as a drinking water source. Part of this process requires building a water treatment plant that will draw water from the Brazos River. City Council has approved the first phase of the plant. The contract for grading the plant area totals \$1.78 million. The facility will advance the City's Ground Water Reduction Plan to replace ground water with surface water. The plant will be online by early 2011.



Membrane for water treatment plant



h and clarifier for the Flat Bank/Steep Bank

We're Sprucing Up

CODE ENFORCEMENT IN FULL SWING



Good looking neighborhoods and property value protection are high on all of our lists. Beginning last May 18, the City Code Enforcement staff intensified its program to support those resident values.

Following the direction of the City Council, Code Enforcement inspectors began issuing citations to court when they observed homes with:

- Grass or weeds higher than nine inches
- Junked or abandoned vehicles, including those that have been inoperable for 72 consecutive hours
- Vehicles parked on grass
- Storm-damaged structures including downed fences
- Pools that have not been properly maintained

"Last spring, almost eight months had passed since Hurricane Ike hit the region," said Ornita Green, Director of Planning. "We are eager to have all subdivisions restored to their condition before the storm. While we appreciate the majority of citizens complying with our code enforcement initiatives, there are still outstanding violations that need to be addressed."

For major storm-damaged structures that are still in disrepair, homeowners can provide documentation to Code Enforcement that supports the delay; otherwise, they will be cited directly to court. Residents can call 281-403-8500 to provide this documentation.

Curbside trash or trash cans left out before or after designated trash collection times was on the original list of violations cited directly to court. Based on citizen feedback, City Council redirected staff to first send a courtesy letter and if not resolved, then citing to court.

"Missouri City was honored as one of America's 'Best Places to Live' and we want to help property owners maintain their homes in a manner which makes all of us proud," Green said. "We appreciate all of our residents support in fulfilling our community mission to keep Missouri City clean and safe for all of our citizens."

The maximum fine for the above code violations is \$500 per occurrence of each violation, except for the junked vehicle violation, which carries a maximum fine of \$200. A code violation that has not been corrected can be issued a citation to court daily.

To report a code violation, call the Code Enforcement Hotline at 281-403-8560 or for questions call 281-403-8500 and ask for Code Enforcement.

Quail Valley Parks Project Update



Progress on the Quail Valley Parks Project is right on track, just a little more than a year after Missouri City acquired the 400-acre Quail Valley Golf Course property to further enhance the City's parks and recreation system.

The property is home to the 18-hole La Quinta and the 18-hole El Dorado Golf Courses. With resident input, the property will not only offer premier golf options, but also meet citizens' wishes to have a central gathering space with other recreational opportunities.

Hurricane Ike caused some project delays. The City took time to repair the storm's immediate damage to the golf course and portions of the clubhouse. Despite Ike impacting operations for six weeks, within the first year of City ownership,

rounds of play were up 54 percent on the La Quinta Course, which had 37,750 rounds of golf.

Recreational Options For All

Missouri City envisions creating a community center, a tennis/fitness facility and other recreational activities.

"Re-developing the golf course is a priority because it can generate revenue for the parks project," City Manager Frank Simpson said. "Most parks do not produce revenue, so Missouri City is fortunate to have a park that does. All of our City residents, not just golfers, will benefit from this enterprise."

Thus far, only \$9.4 million from the \$17.5 million bond referendum last November has been spent for:

- Property acquisition
- El Dorado Course renovation
- New pump house and irrigation systems for both 18-hole golf courses.

Moving Forward

"The Quail Valley Parks Project added 25 percent more green space to Missouri City's recreational property," Simpson said. "We are eager to be good stewards of this park and make it a featured destination not only for our residents, but for the region and beyond."

TIMELINE

January 2008 | 100-person citizen committee report to City Council that they support the City purchase of Quail Valley Golf Course property

March 2008 | City begins eminent domain proceedings.

June 30, 2008 | Missouri City takes over Quail Valley Golf Course property through eminent domain process.

July 4, 2008 | 18-hole La Quinta Golf Course reopens under City management

September 2008 | Hurricane Ike damages clubhouse. Insurance covers repairs.

November 4, 2008 | 72% of voters approved the \$17.5 million bond referendum for Quail Valley Parks Project.

January 2009 | Golf course improvements begin, including renovation of El Dorado Course. Community meeting seeking citizen ideas for the non-golf green space as a first step for development of a Master Plan for the project.

February 2009 | Based on January citizen input, City Council approves a conceptual Master Plan.

May 2009 | golfquailvalley.com launched. Sign up for tee times and check out the menu for The Grille Restaurant.

September 2009 | Public input meeting on development of the former 9-hole Executive Course for non-golf recreational activities.

December 2009 | Anticipated grand re-opening of El Dorado Golf Course, designed by renowned golf architect Jeff Blume.

2010 | Public input and design of the Master Plan to be scheduled.



Positive environmental impacts:

- The movement of a large volume of dirt during the sculpting of the El Dorado Course promotes better drainage for much of the Quail Valley area.
- The five miles of old cart path will be recycled by the City and Fort Bend County as material for erosion prevention projects.



Going Green from the Inside Out

Over the last year, Missouri City has explored ways to save green by going green – making some small but consistent changes that will foster a more sustainable environment.

These changes include installing lower maintenance and drought-tolerant plants in parks and public buildings, which reduces fuel demand, contractor costs and irrigation costs. The City also is implementing tree protection measures in new construction projects at parks and public buildings in an effort to reduce the costs of removing and re-planting trees.

In the face of a tough economy, Missouri City isn't shying away from the challenge to find ways to save energy and costs.

"Business as usual is no longer our business," said Director of Parks and Recreation Kelly Snook. "We are discovering that a little more time and expense in the planning phase of projects results in much less long-term expense. Plus, we get the added benefit of retaining older, native trees that provide special character to our community."

Missouri City is also implementing measures to reduce waste and costs generated by employees. Changes include:

- Replacing new appliances, air conditioning units and vending machines with high efficiency models,
- Expanding the paper recycling effort to the new Public Safety and Municipal Courts building, and
- Assembling the City's first "Green Team," comprised of representatives from each City department who meet routinely to spearhead efforts to address environmental sustainability in Missouri City.

Circle your Calendars for these fun City events

Halloween Dance for residents 55 and older

Fri. Oct. 16

1 - 4 p.m.

Community Center, 1522 Texas Parkway
It's time to put on those dancing shoes and bring a partner! Dancing, food, friends, fun and exciting door prizes are in store at the Halloween Dance. Tickets are \$5. Johnny Dyson and the Banknotes will perform.



Third Annual Halloween "Boo in the Run"

Saturday, Oct. 24

5 - 7 p.m.

Buffalo Run Park, 1122 Buffalo Run
Come in costume, ready to collect treats along a free Halloween Candy Trail. The first 1,000 children will receive a candy bag for use on the trail. Parking is available at the high school adjacent to the park.

Community Wide Garage Sale

Saturday, Nov. 7

8 a.m. - 2 p.m.

City Hall, 1522 Texas Parkway

If you like bargains, you won't want to miss Missouri City's Sixth Annual Community wide Garage Sale on Saturday, Nov. 7, at the Community Center/City Hall Complex, 1522 Texas Parkway. Be prepared to "shop 'til you drop" with plenty of good deals up for grabs. No entrance fee is required.

Those interested in participating as a vendor can call the Parks and Recreation office at 281-403-8500. Vendor applications will be e-mailed and are also available on the City's Web site. Potential vendors will need to bring the completed application and payment in person to the Community Center during normal operating hours from 8 a.m. to 5 p.m. Monday through Friday in order to pick their booth location on the spot. Booth reservations after September 30 are \$15 to \$40.

Snowfest

December 12, 2009

11 a.m. - 3 p.m.

Community Park, 1700 Glenn Lakes

Holiday lovers are sure to have a dog-gone good time at Missouri City's December 12 Snowfest, which will feature "Pets Overboard!": a live animal show about the journey of Captain Jack, his crew of critters and their adventures with pirates, er, pi-rats.

The show – which includes animals from shelters and rescue organizations – will highlight the 26th annual Snowfest. Festival-goers can also enjoy snow tubing, pictures with Santa, face painting, dance performances, food and much more.

